CELRH-EC-DS (1110 3 August 2000
Dailey / 5494

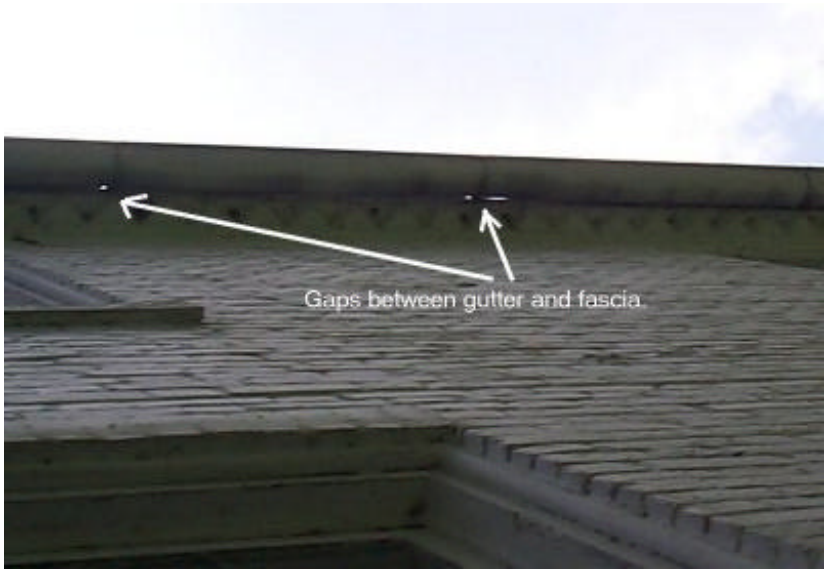
MEMORANDUM FOR RECORD

SUBJECT: General Jenkins' House Site Visit

1. Structural Section employees Jason Merritt, Todd Mitchell, and Evan Dailey performed an inspection of the Historic General Albert Gallatin Jenkins' House on August 2, 2000. The building appears to be in good overall condition with no major structural concerns.

2. Water infiltration into the building shell seems to be the main issue. The following observations were made during the site visit (starting at the top of the house and working down):

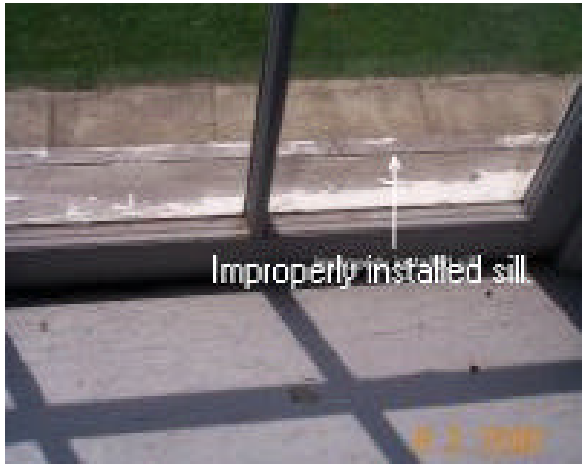
a. Flashing around dormers and chimney is insufficient resulting in water infiltration into roof and walls. Siding on dormers is either rotten or missing all together causing further water infiltration. Flashing needs to be replaced at all valleys, wall, and chimney intersections. Siding and trim needs to be replaced on all dormer walls.



d. Large gaps exist where the roof meets the gable ends and eaves allowing water, birds, etc. to enter the walls. Gaps need to be either filled or covered to prevent further damage.

chimney, further contributing to the damage. Wash needs to be replaced to prevent further damage.

f. Window sills on all floors are improperly installed and/or damaged. Most sills are sloped toward the window allowing water to penetrate the wall. Existing sills need to be removed and replaced with properly sloped and installed sills.



g. Basement floor drains are apparently blocked or simply not connected to any drainage system. This is the single most significant problem with the structure. During periods of rain, water flows in the building through the floor drain outside of the basement door and has no place to go – thus flooding the basement. Floor drains need to be inspected and properly installed to remove all water that enters the building.

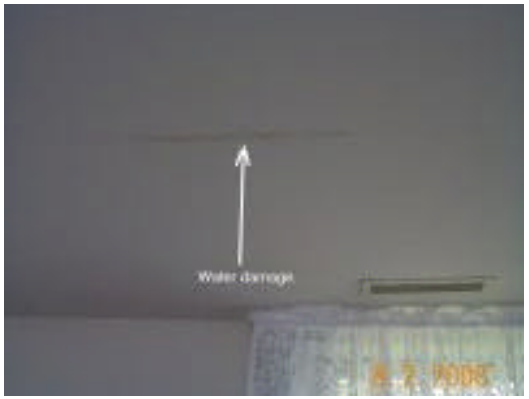
h. Grade around building is improperly sloped – allowing water to stand around the foundation and seep in through the walls. Grade needs to be properly sloped away from the building to insure proper drainage.

i. The sill at rear door is improperly sloped and is allowing water to penetrate the building. Sill needs to be repaired to allow drainage away from the interior.


Paint peeling caused by
water infiltration into brick
8. 2. 2000


Paint peeling on exterior
8. 2. 2000


Water damage


Water damage

3. In conclusion, the building appears to be structurally sound and in generally good condition for a structure of that age. Water is the main cause of all accelerated deterioration ongoing within the building. The repair/replacement of the items described above will prevent further accelerated deterioration the building. However, complete stabilization of a structure of this type and age cannot be achieved without normal, yearly routine maintenance.

Evan D. Dailey
Architect, Structural Section